

Part V

The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission’s tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

1. **Plan Map Policies.** The “Bay Plan Policies” listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
2. **Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as “Plan Map Notes” and “Commission Suggestions” opposite the corresponding map. These comments are not enforceable policies of the Commission.
3. **Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission’s staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
4. **Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission’s jurisdiction. The Commission’s legal jurisdiction is described in the McAteer-Petris Act and the Commission’s regulations, and has been affected by certain court decisions. The Commission’s staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

1. **San Francisco Waterfront Special Area Plan** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
2. **Benicia Waterfront Special Area Plan** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
3. **South Richmond Shoreline Special Area Plan** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
4. **Richardson Bay Special Area Plan** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
5. **Suisun Marsh Protection Plan** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Plan Map 1

San Pablo Bay

PLAN MAP NOTES

Park Proposal for Area South of Hamilton Field - Large, undeveloped area between Hamilton Field and Gallinas Creek is possible site for major county park. Due to extensive offshore mudflats, would not be suitable for water-oriented recreation.

Skaggs Island - The U.S. Fish and Wildlife Service proposes to acquire closed U.S. Navy military facility to be included in the San Pablo Bay National Wildlife Refuge. The proposed addition to the wildlife refuge would be in accord with Bay Plan policies.

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan Policies.

Point Pinole Regional Shoreline to Wildcat Creek - Public access to the Bay for recreation is needed in this area, although existing shoreline conditions make this difficult. All development in this area should include provision for substantial public access.

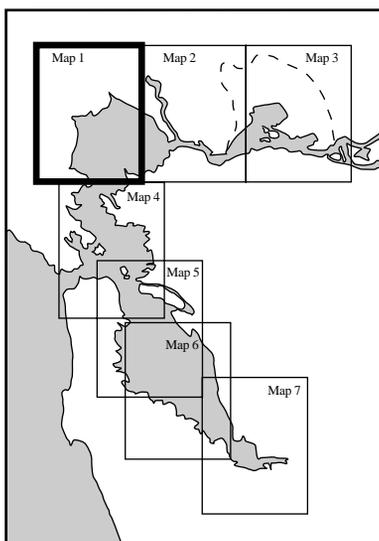
San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Proposed Marin Baylands National Wildlife Refuge - The U.S. Fish and Wildlife Service proposes to include tidal marsh, seasonal marsh and uplands in a national wildlife refuge located on the west side of San Pablo Bay from the Petaluma River to an area south of Gallinas Creek in Marin County. The proposed wildlife refuge would be in accord with Bay Plan policies.

Proposed San Francisco Bay National Estuarine Research Reserve (China Camp State Park) - One of two sites in the Bay, the other being Rush Ranch Open Space Preserve, with one additional site in the Delta, named Browns Island Regional Shoreline. These sites are designated for inclusion in a federal-state cooperative scientific research and education program that is part of a national system of estuarine research reserves. The Commission supports the program as a member of the Management Advisory Board.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.

Petaluma Marsh - The largest remaining intact tidal marsh within the Bay. Features characteristic of historic tidal marshes found here include a system of extensive channels, pans (ponds) and natural transitions to adjacent upland habitats.



Amended May 2002

Plan Map 1

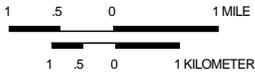
Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **Rat Rock** - Preserve island; no development.
- 2 **China Camp State Park** - Create continuous shoreline recreational area, including beaches, marinas, picnic areas, fishing piers, and riding and hiking trails.
- 3 Protect and provide public access to shellfish beds offshore.
- 4 **Hamilton Field** - Develop comprehensive wetlands habitat plan and long-term management program for restoring and enhancing wetlands habitat in diked former tidal wetlands. Dredged materials should be used whenever feasible and environmentally acceptable to facilitate wetlands restoration.
- 5 Restore former antenna field to tidal marsh and subtidal habitat.
- 6 Neils Island not within BCDC permit jurisdiction.
- 7 **Petaluma Marsh** - Marsh has high wildlife value; may be included in permanent wildlife area.
- 8 Provide public access to the Bay along levees if in a manner protective of sensitive wildlife.
- 9 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 10 **Harbor Seal Haul-Out** - Protect harbor seal haul-out and pupping site where harbor seals rest, give birth and nurse their young. Projects allowed only if protective of harbor seals and other sensitive wildlife.
- 11 **Route 37** - Public access allowed in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 12 **Skaggs Island** - If and when not needed by Navy, restore wildlife habitat.
- 13 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.

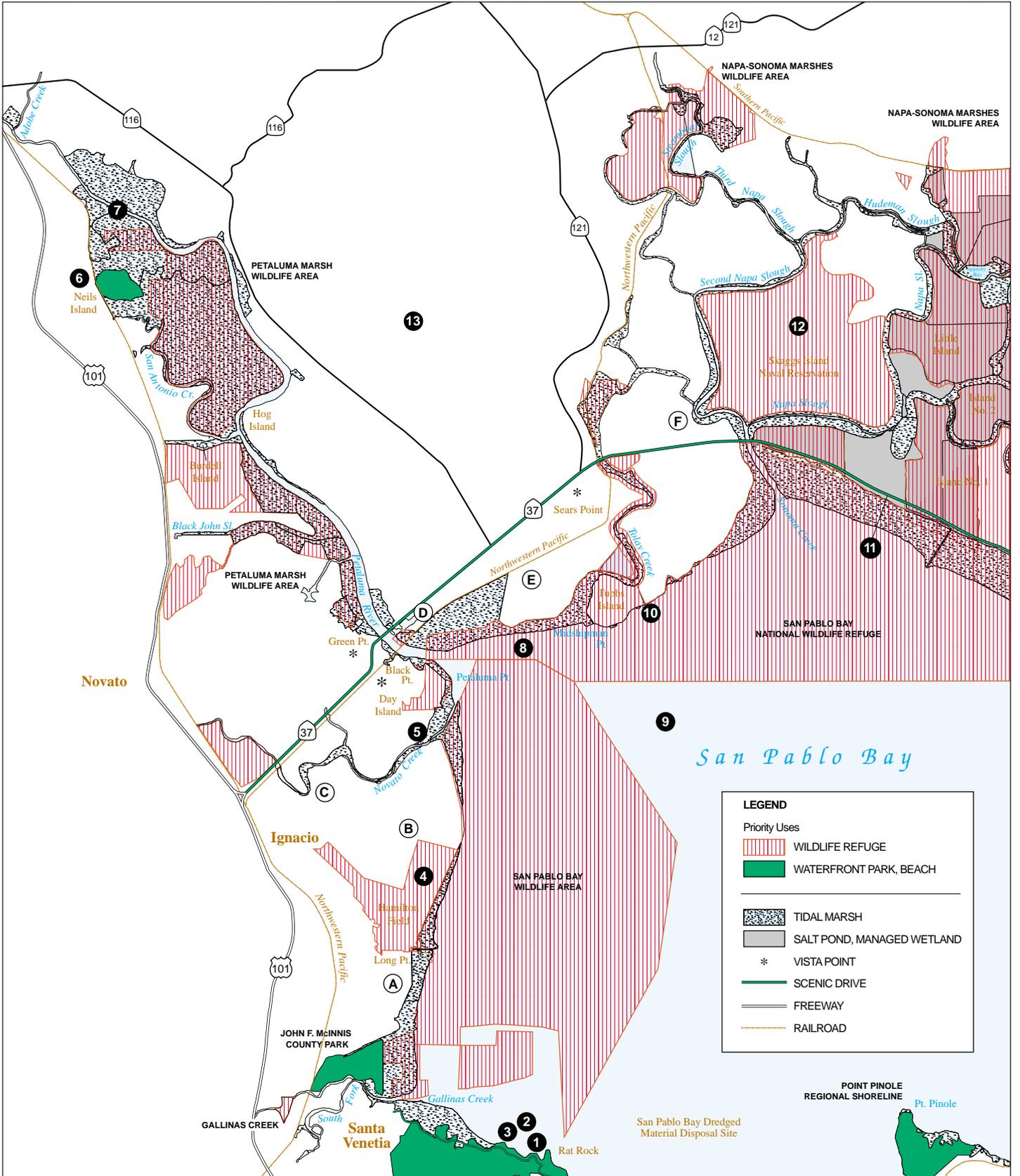
COMMISSION SUGGESTIONS

- A Possible major park.
- B Possible use of Bel Marin Keys Unit V site as a wetland restoration site using dredged material.
- C Possible lagoon and park.
- D Possible use of Port Sonoma Marina ponds as a regional dredged material rehandling facility.
- E Possible use of North Point Property site as a wetland restoration site using dredged material.
- F Possible park.



Plan Map 1

San Pablo Bay



LEGEND

Priority Uses

- WILDLIFE REFUGE
- WATERFRONT PARK, BEACH

- TIDAL MARSH
- SALT POND, MANAGED WETLAND
- * VISTA POINT
- SCENIC DRIVE
- FREEWAY
- RAILROAD